



Mono County Community Development Department

◆ Building Permit Overview

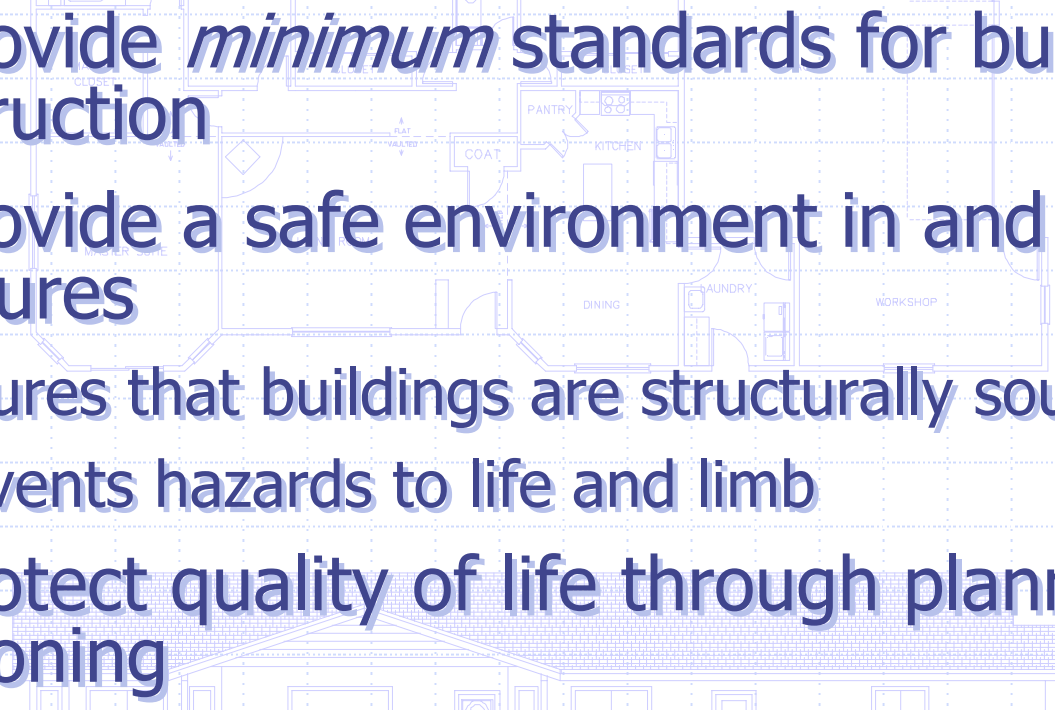
- Why permits, codes & inspections are needed
 - How they protect you
 - How fees are established & what they cost
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Why Do We Need Permits?

◆ To provide assurance that your interests are protected

- Protects your investment and property value
 - ◆ Work done without permits can cost you dearly if you ever sell your home or business
 - ◆ Insurance companies do not insure unpermitted work
- Implements State-mandated codes
- Protects your health and safety

Why Do We Need Codes?

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- ◆ To provide *minimum* standards for building construction
 - ◆ To provide a safe environment in and around structures
 - Assures that buildings are structurally sound
 - Prevents hazards to life and limb
 - ◆ To protect quality of life through planning and zoning
 - Provides protection from incompatible uses
 - Prevents unsafe use of land

How Are Permit Fees Established?

- ◆ The fee schedule is designed to reflect actual costs incurred by the County
 - These costs include services such as administration, plan check and inspections
 - Permit fees assure that developers pay these expenses
 - Without permit fees, the cost would be paid by taxpayers through the County General Fund
 - ◆ The developer would thus be subsidized by the taxpayers
 - ◆ Other County programs and services would receive less funding
- ◆ Currently, Mono County falls slightly short of total cost recovery

How Much Do Permits Cost?

◆ Typical SFR valuation

- Permit fees are calculated from the estimated cost of construction

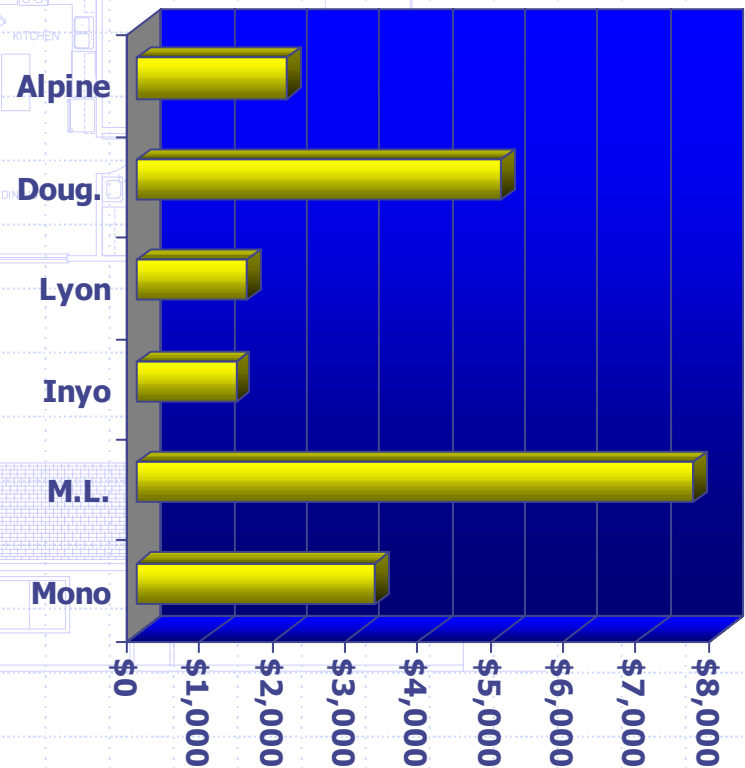
EXAMPLE:

Living	2,000sf	x	\$90.00	=	\$180,000
Garage	500	x	25.00	=	12,500
Deck	300	x	10.00	=	3,000

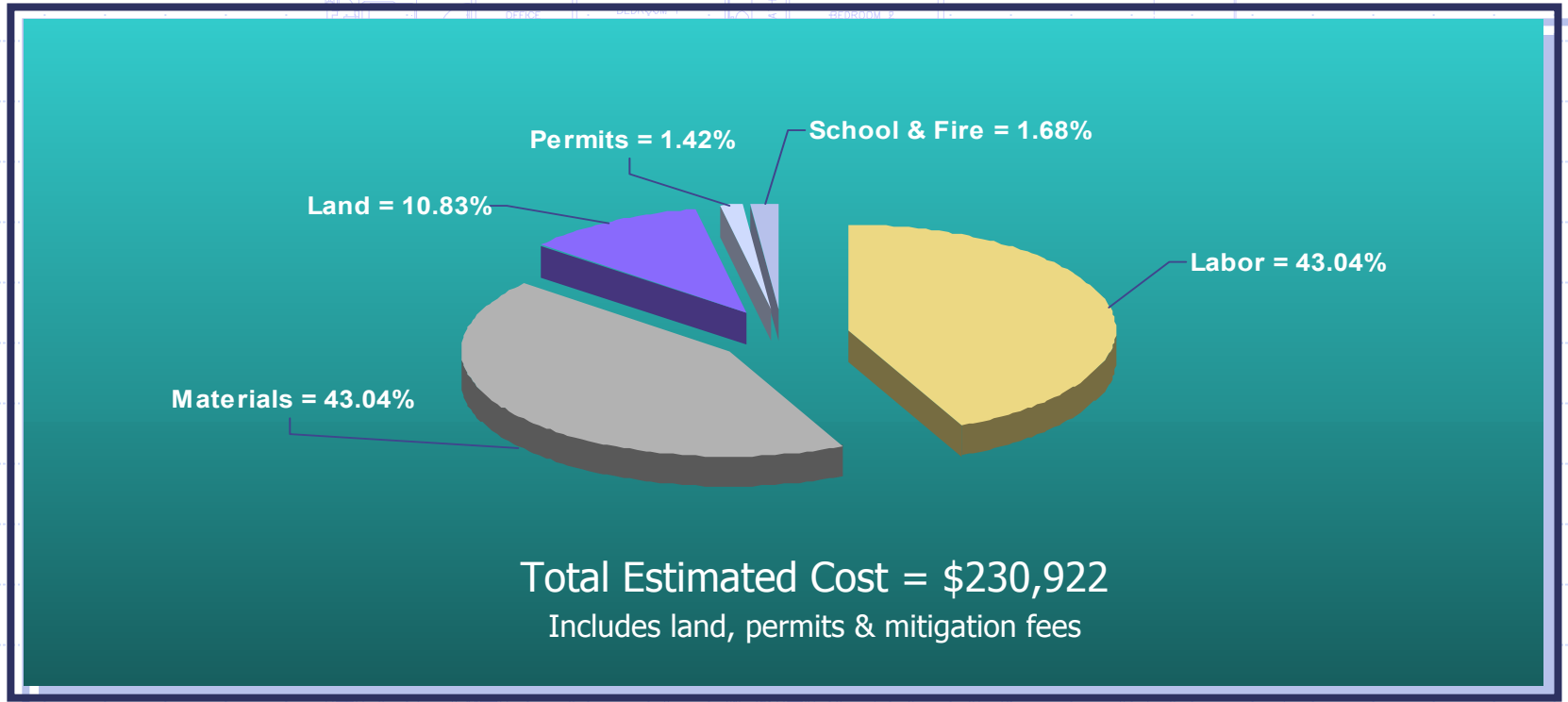
TOTAL \$195,500

NOTE: This calculation does not include the cost of land, permit fees, or school and fire mitigation fees that add to the ultimate cost of construction

Permit Fees in Surrounding Areas



Where Does the Money Go?



- ◆ Labor and materials make up over 86% of construction costs
- ◆ Permit fees are less than 1.5%

What Does My 1.5% Fee Buy?

◆ Plan check

- Planning review to ensure appropriate zoning, setbacks, etc.
 - ◆ Assures safe, cohesive neighborhoods
- Structural and nonstructural Building Division review
 - ◆ Assures structural integrity and life/safety compliance

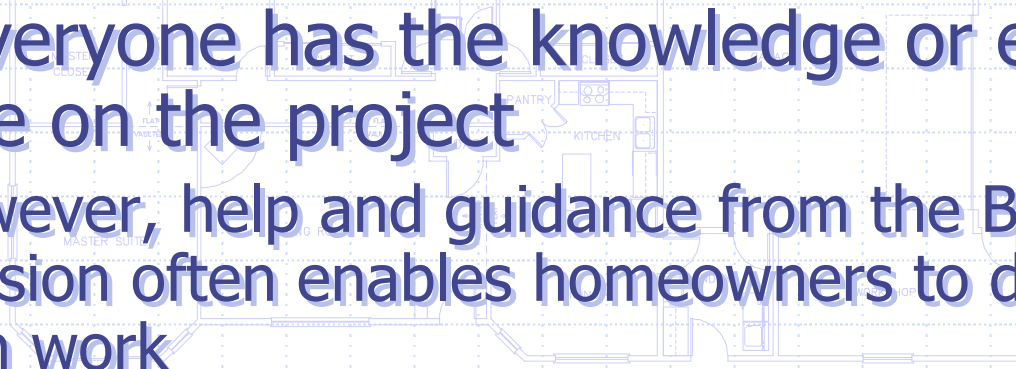
◆ Ongoing inspections

- Every phase of construction is inspected to ensure that the plans and codes are strictly adhered to
 - ◆ Assures that the final product is what the owner paid for
 - ◆ Provides greater peace of mind

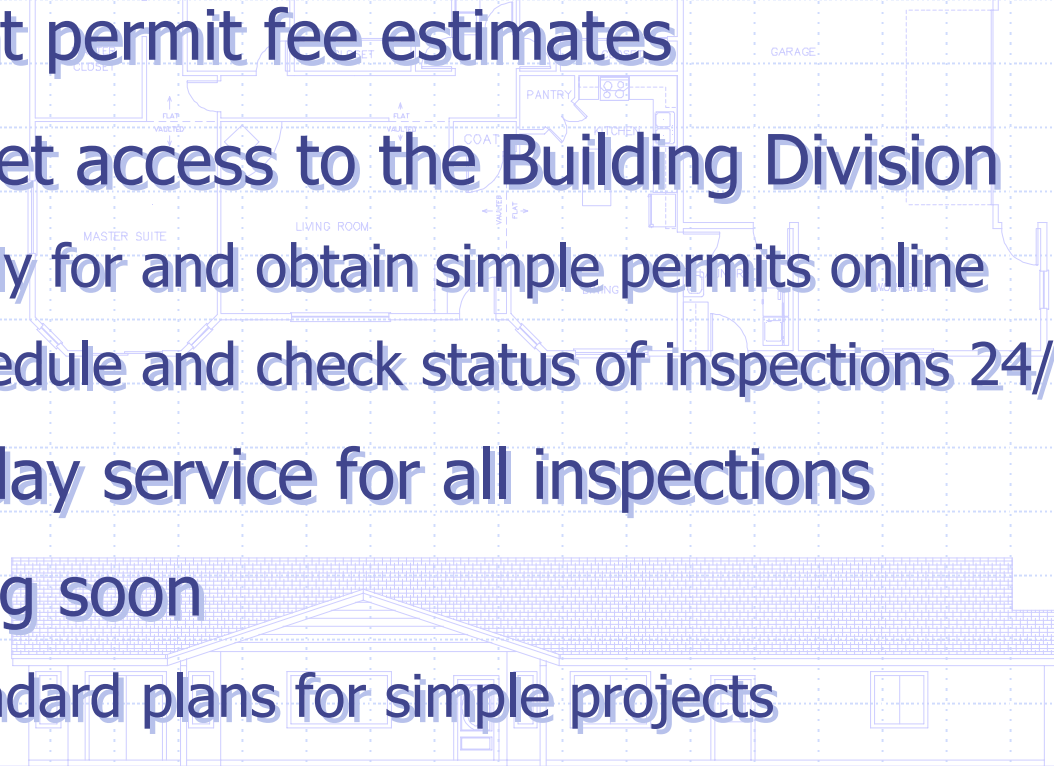
◆ Documentation

- Provides the all-important paper trail
 - ◆ Assures that owner will not face complications in a title transfer
 - ◆ Provides security in the event of a disaster

Why Do We Need Inspections?

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- ◆ Not everyone has the knowledge or expertise to take on the project
 - However, help and guidance from the Building Division often enables homeowners to do their own work
 - ◆ A hired contractor has to wear a lot of hats
 - Even the best contractor can miss things
 - ◆ Some contractors are more interested in profit than your dream home or business
 - Cutting corners benefits them, but hurts you

Building Division Services

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- ◆ Instant permit fee estimates
 - ◆ Internet access to the Building Division
 - Apply for and obtain simple permits online
 - Schedule and check status of inspections 24/7
 - ◆ Next-day service for all inspections
 - ◆ Coming soon
 - Standard plans for simple projects
 - Pay fees via credit card over the internet